

SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that REI Brownstown LLC, a Michigan limited liability company ("Grantor") whose address is 17800 N. Laurel Park Drive, Ste 200C, Livonia MI 48152-3985 party of the first part, for and in consideration of the sum of \$1.00 (one dollar) paid to Grantor by the City of Rochester Hills, a Michigan municipal corporation ("Grantee") whose address is 1000 Rochester Hills Drive, Rochester Hills, MI 48309 party of the second part do hereby grant to the said party of the second part the right to construct, operate, maintain, repair and/or replace a SANITARY SEWER SYSTEM within an Easement Area (defined below) across and through the following described land situated in:

SEE EXHIBIT A-SKETCH OF EASEMENT ATTACHED
Parcel No. 15-29-151-012

The Exhibit A Sketch of Easement attached describes the "Easement Area" as the Temporary Construction Easement and the Sanitary Sewer Easement, and upon completion of any construction, operation, maintenance or repairs, Grantee will reasonably restore the Easement Area to the original condition as it was prior to such work without cost or expense to Grantor. Grantee shall use commercially reasonable efforts so as not to disrupt the business or use of Grantor of the premises subject to the Easement. The Temporary Construction Easement shall automatically expire on 12/31/25 or upon completion of restoration, whichever comes first, and the Sanitary Sewer Easement shall remain subject to the terms hereof.

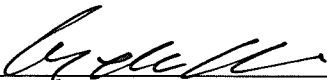
Grantee shall indemnify and hold the Grantor and its successors and assigns harmless from any and all claims, debts, causes of action or judgments for any damage to property and/or injury to any persons which may arise out of Grantee's actions or any construction by Grantee within or use of the Easement Area by Grantee or its agents, employees, representatives, contractors, successors or assigns including actual attorney fees and costs.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors, and assigns and the covenants contained herein shall run with the land.

Exempt from transfer taxes under MCL 207.505(a) and 207.526(a).

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this 20th day of February, 2025.

REI BROWNSTOWN LLC

: By: 
Signature

Angela Macer
*Printed Name

Its: Authorized Signatory
*Title

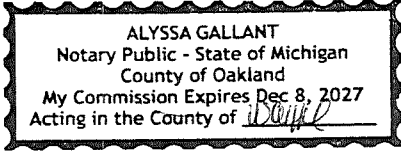
* Please print or type in **BLACK INK** beneath signature.

P. Dau Christ
Approved 2/26/25

(Acknowledgement on the following page)

STATE OF MICHIGAN)
)SS
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 20th day of February, 2025
by Angela Meder who is an Authorized Signatory of
REI Brownstown LLC, a Michigan limited liability company, on behalf of the company.



Alyssa Gallant
Alyssa Gallant, Notary Public
Oakland County, Michigan
My Commission Expires: 12-8-27

Drafted by:
City of Rochester Hills
Assisted By: Stephen R. Jacobi, P.S.
Hubbell, Roth & Clark, Inc.
555 Hulet Drive
P.O. Box 824
Bloomfield Hills, MI 48303-0824

When recorded return to:
Clerks Department
City of Rochester Hills
1000 Rochester Hills Drive,
Rochester Hills, MI 48309

SKETCH OF EASEMENT

2/28/2024 12:26 PM

V:\202209\20220926\F\Property\20220926_es02.dwg

Hebert Dave

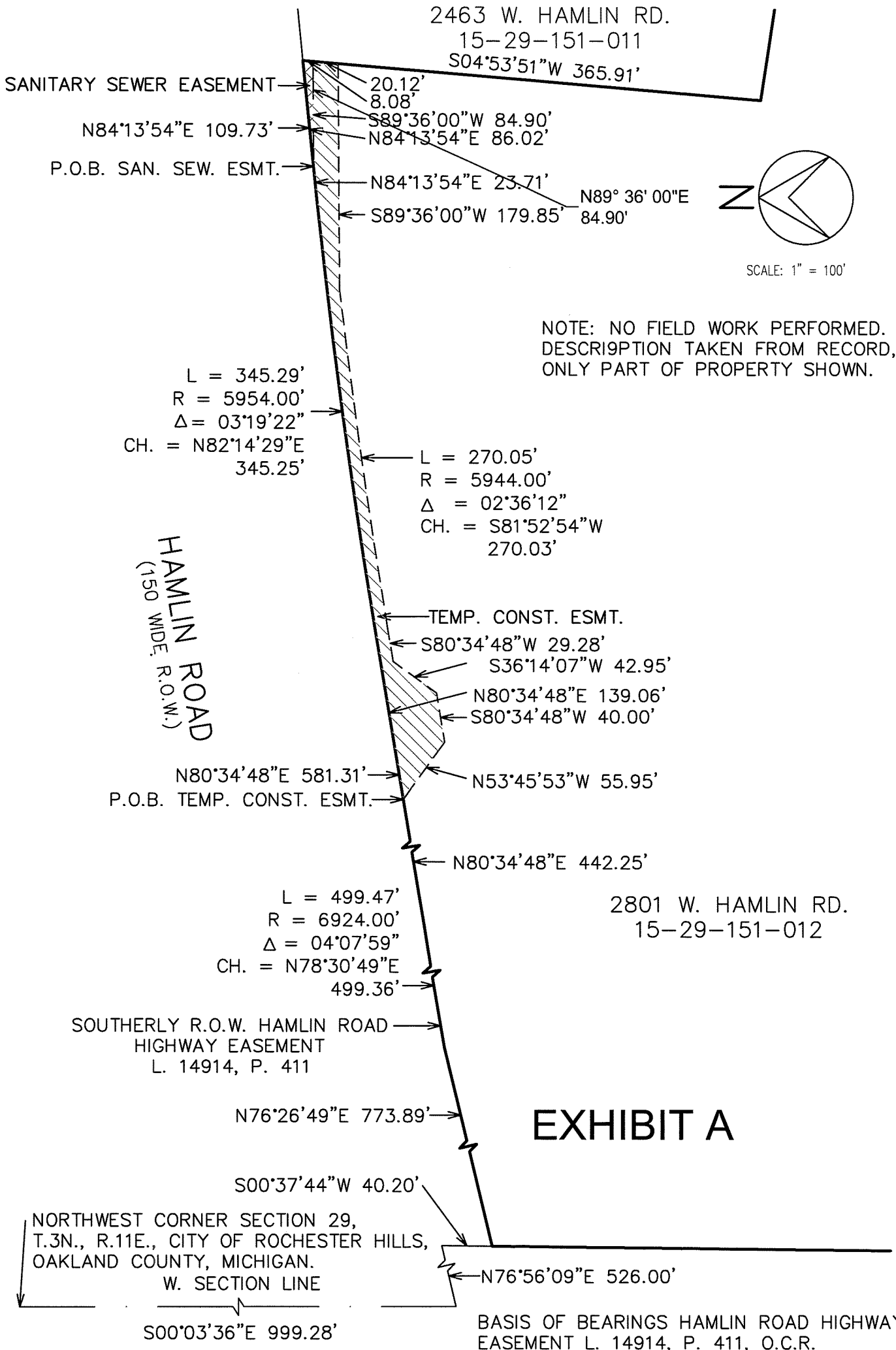



EXHIBIT A

JOB NO. 20220926	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 2/28/24		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359		1
		WEB SITE: www.hrcengr.com		OF 2

2/28/2024 12:27 PM

V:\202209\20220926\F\Property\20220926_es02.dwg

Hebert Dave

DESCRIPTION OF PROPERTY (TAKEN FROM RECORD 15-29-151-012)

PART OF THE NORTHWEST 1/2 SECTION 29, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ALONG THE NORTH-SOUTH 1/4 LINE A DISTANCE OF 547.31 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE WESTERLY ALONG THE CENTERLINE OF HIGHWAY TO THE WEST 1/8 LINE OF SAID SECTION 29; THENCE S05°10'20"E 1572.43 FEET TO THE NORTHERLY LINE OF THE GRAND TRUNK RAILROAD RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE NORTH-SOUTH 1/4 LINE; THENCE ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING. EXCEPT BEGINNING AT A POINT NORTH 610.00 FEET FROM THE INTERSECTION OF THE NORTH LINE OF THE GRAND TRUNK RAILROAD AND THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 29; THENCE NORTH 417.00 FEET; THENCE N86°11'00"W 343.35 FEET; THENCE SOUTH 417.00 FEET; THENCE S86°11'00"E 343.45 FEET TO THE POINT OF BEGINNING. ALSO, THAT PART OF FOLLOWING DESCRIBED PARCEL WHICH LIES NORTH OF RELOCATED M-59 DESCRIBED AS: BEGINNING AT A POINT DISTANT S01°57'30"W 999.28 FEET AND N78°57'00"E 526.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 29; THENCE S02°20'20"W 1,737.10 FEET; THENCE N69°22'40"E ALONG SAID RAILROAD RIGHT OF WAY 1,079.60 FEET; THENCE N05°10'20"E 1,572.43 FEET; THENCE S78°57'00"W 1,101.60 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

ALSO KNOWN AS SIDWELL 15-29-151-012.

DESCRIPTION OF SANITARY SEWER EASEMENT


PART OF THE NORTHWEST 1/4 OF SECTION 29, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S00°03'36"E 999.28 FEET ALONG THE WEST LINE OF SAID SECTION 29; THENCE N76°56'09"E 526.00 FEET; THENCE S00°37'44"W 40.20 FEET TO THE SOUTHERLY EASEMENT LINE OF HAMLIN ROAD (150 FEET WIDE R.O.W.) AS RECORDED IN LIBER 14914, PAGE 411, OAKLAND COUNTY RECORDS; THENCE CONTINUING ALONG SAID EASEMENT LINE THE FOLLOWING FIVE (5) COURSES: (1) N76°26'49"E 773.89 FEET; (2) ALONG A CURVE TO THE RIGHT 499.47 FEET, SAID CURVE HAVING A RADIUS OF 6924.00 FEET, A CENTRAL ANGLE OF 04°07'59" AND A CHORD BEARING N78°30'49"E 499.36 FEET; (3) N80°34'48"E 581.31 FEET; (4) ALONG A CURVE TO THE RIGHT 345.29 FEET, SAID CURVE HAVING A RADIUS OF 5954.00 FEET, A CENTRAL ANGLE OF 03°19'22" AND A CHORD BEARING N82°14'29"E 345.25 FEET; (5) N84°13'54"E 23.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASEMENT LINE N84°13'54"E 86.02 FEET; THENCE S04°53'51"W 8.08 FEET; THENCE S89°36'00"W 84.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 341 SQUARE FEET, OR 0.008 ACRES, MORE OR LESS.

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

PART OF THE NORTHWEST 1/4 OF SECTION 29, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S00°03'36"E 999.28 FEET ALONG THE WEST LINE OF SAID SECTION 29; THENCE N76°56'09"E 526.00 FEET; THENCE S00°37'44"W 40.20 FEET TO THE SOUTHERLY EASEMENT LINE OF HAMLIN ROAD (150 FEET WIDE R.O.W.) AS RECORDED IN LIBER 14914, PAGE 411, OAKLAND COUNTY RECORDS; THENCE CONTINUING ALONG SAID EASEMENT LINE THE FOLLOWING THREE (3) COURSES: (1) N76°26'49"E 773.89 FEET; (2) ALONG A CURVE TO THE RIGHT 499.47 FEET, SAID CURVE HAVING A RADIUS OF 6924.00 FEET, A CENTRAL ANGLE OF 04°07'59" AND A CHORD BEARING N78°30'49"E 499.36 FEET; (3) N80°34'48"E 442.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASEMENT LINE THE FOLLOWING THREE (3) COURSES: (1) N80°34'48"E 139.06 FEET; (2) ALONG A CURVE TO THE RIGHT 345.29 FEET, SAID CURVE HAVING A RADIUS OF 5954.00 FEET, A CENTRAL ANGLE OF 03°19'22" AND A CHORD BEARING N82°14'29"E 345.25 FEET; (3) N84°13'54"E 23.71 FEET; THENCE N89°36'00"E 84.90 FEET; THENCE S04°53'51"W 20.12 FEET; THENCE S89°36'00"W 179.85 FEET; THENCE ALONG A CURVE TO THE LEFT 270.05 FEET, SAID CURVE HAVING A RADIUS OF 5,944.00 FEET, A CENTRAL ANGLE OF 02°36'12" AND A CHORD BEARING S81°52'54"W 270.03 FEET; THENCE S80°34'48"W 29.28 FEET; THENCE S36°14'07"W 42.95 FEET; THENCE S80°34'48"W 40.00 FEET; THENCE N53°45'53"W 55.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,306 SQUARE FEET, OR 0.21 ACRES, MORE OR LESS.

JOB NO. 20220926	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 2/28/24		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	2	OF 2